

The Honorable James L. Robart

UNITED STATES DISTRICT COURT
WESTERN DISTRICT OF WASHINGTON
AT SEATTLE

AURORA FINANCIAL GROUP, INC,

Plaintiffs,

v.

MARY K. TOLLEFSON; MORTGAGE
ELECTRONIC REGISTRATION
SYSTEMS, INC., OCCUPANTS OF THE
PREMISES,

Defendants.

Case No. 20-CV-00297-JLR

**STIPULATION AND ~~PROPOSED~~
ORDER OF DISMISSAL AS TO
CERTAIN CLAIMS**

Noting Date: September 30, 2020

MARY K. TOLLEFSON;

Counter-Plaintiff,

v.

AURORA FINANCIAL GROUP, INC.

Counter-Defendant,

FREEDOM MORTGAGE CORP.;
MCCARTHY & HOLTHUS;

Third-Party Defendants.

STIPULATION

Plaintiff Aurora Financial Group, Inc. ("Plaintiff"); Freedom Mortgage Corp.
("Freedom"); McCarthy & Holthus ("McCarthy"); and Mary K. Tollefson ("Tollefson")
(collectively, the "Parties") agree and stipulate as follows:

STIPULATION AND ORDER OF DISMISSAL OF
CERTAIN CLAIMS- PAGE 1
CASE NO. 20-CV-00297-JLR

Wright, Finlay, & Zak, LLP
612 S. Lucile St., Suite 300
Seattle, WA 98108
PH: (206) 946-8109/FAX: (949) 608-9142

1 1. Plaintiff filed an action asserting claims for judicial foreclosure of real property,
2 reformation of deed of trust, and declaratory relief on January 31, 2020 against Tollefson with
3 the King County Superior Court under case no. 20-2-02865-7 SEA.

4 2. On February 24, 2020, Defendant Tollefson removed this action to this Court,
5 and filed a Third Party Complaint and Counterclaims against Plaintiff, Freedom and McCarthy.
6 Dkt. # 2.

7 3. Third party defendants Freedom Mortgage Corporation and McCarthy & Holthus
8 have both appeared in this action as third party defendants in relation to Tollefson's crossclaims.

9 4. No other defendants appeared in response to Plaintiff's judicial foreclosure
10 claims.

11 5. The deed of trust that was the basis of Plaintiff's judicial foreclosure has now
12 been paid in full, curing the default alleged.

13 6. The Parties agree to the dismissal of Plaintiff's judicial foreclosure claim, with
14 prejudice, in its entirety, against all Parties.

15 7. An award of fees or costs will be not awarded to any party.

16 WRIGHT FINLAY & ZAK, LLP

ARTHUR E. ORTIZ, ATTORNEY

17 /s/ Synova M. L. Edwards

/s/Arthur E. Ortiz

18 Synova M. L. Edwards, WSBA No. 43063

Arthur E. Ortiz, WSBA No. 26676

19 Attorney for Plaintiff and Third Party

Attorney for Defendant Tollefson

20 Defendant Freedom

21 MCCARTHY & HOLTHUS

22 /s/ Warren Lance

23 Warren Lance, WSBA No. 51586

24 Attorney for Third Party Defendant McCarthy

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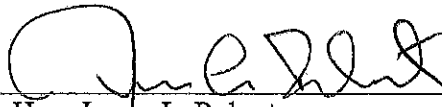
ORDER OF DISMISSAL

Based upon the above stipulation by and between the Parties, and the court having reviewed the files and records herein, it is now, therefore:

ORDERED ADJUDGED AND DECREED that the aforementioned stipulated terms are declared and ordered as if repeated word for word herein; it is further

ORDERED ADJUDGED AND DECREED that Plaintiff's claims for judicial foreclosure of real property, reformation of deed of trust, and declaratory relief are dismissed with prejudice and without fees and costs to any party.

DONE this 8th day of October, 2020.



Hon. James L. Robart

Presented by:

WRIGHT FINLAY & ZAK, LLP

/s/ Synova M. L. Edwards

Synova M. L. Edwards, WSBA No. 43063

Attorney for Plaintiff and Third Party Defendant Freedom

Notice of presentation waived:

ARTHUR E. ORTIZ, ATTORNEY

/s/Arthur E. Ortiz

Arthur E. Ortiz, WSBA No. 26676

Attorney for Defendant Tollefson

MCCARTHY & HOLTHUS

/s/ Warren Lance

Warren Lance, WSBA No. 51586

Attorney for Third Party Defendant McCarthy